

Hello Mark, John, Pamela, Courtney and Lianne,

I wanted to express my concern about the proposed changes to STR's and the moratorium on new permits. A little background on my home and family is appropriate but I'll try to keep it as brief and to the point as possible. I lived in my STR from 2010- 2016. We love the home and intend on retiring there. It's located down 202, on a dead end street neighboring state land. While we were there we raised our 4 kids and lived a rural life. Our back yard was noisy. It served as a target range for my guns, a grazing area for my chickens including many loud and annoying roosters, it served as a campground for overnight birthday parties with kids going in and out of the house all hours of the night. It also held BBQ's, 4th of July parties where we shot off fireworks and many more activities like kids screaming and yelling on our trampoline. Our landscaping was maintained by myself and my wife; both of which were very busy so we got to it when we could. There were many times our septic tank had to handle a house of 14 or more people for a weekend, we used up more than our allocated water every single month, many times we had garbage bags on the side of our trash can waiting for pick up after a busy week. We had a boat in the driveway, a broken down car (twice), and we rode 4 wheelers from time to time and yes we even had a dog. Do you know how many times my neighbors complained or called the cops on me; zero. The setting and seclusion of my house allows us to be less than perfect neighbors and still be perfect neighbors. I know what kind of picture I painted but keep in mind I'm really pulling out the worst neighbor activities over 6 years and putting them in one paragraph.

Contrast that picture to what my house is today. The property is professionally landscape and maintained every two weeks. It has 0 broke down cars in the driveway, no boats, no chickens or roosters, no dogs, no kids, no trampoline in the yard, we've never used more than our allocated water since taking it back as a full time rental, and everything that was considered "good enough" for me and my family has been upgraded to perfection for potential guests. I'll summarize by saying, there's never going to be guests that can out do my family with noise, cars, activity, water usage, etc and my house looks better than ever. Turning my house into a STR has actually greatly increased the comfortability of my neighbors. You get the point.

After spending \$40,000 on furniture, fixtures, alarms, etc (and I'm not done) I found out I can not obtain a permit because there is a moratorium on STR's. I now have to choose between renting it out illegally or letting my investment sit in fear of being stolen. I called a few people and eventually was led to the recorded meetings of Clatsop County and watched all 3 hours. Then today I joined the live meeting. No one can watch those videos and fail to come away with a few glaring conclusions.

1. This is NOT a Clatsop County problem. This is a problem for 2 small groups on the Oregon coast. It seemed that 95-98% of the comments and feedback had to do with the same 2 communities.
2. They have options to solve this themselves. HOA, and become incorporated.
3. Their problems have now become everyone's problems.
  - a. They talk about septic problems and want occupancy to be limited to an approved septic design and want to regulate bedrooms to a 2 person occupancy.

Obviously something happened in the cove with a septic. However my house has been able to hold 14 people without any problems and it too has a septic.

- b. They talk about “turn over” restrictions to lessen the impact of slamming doors on Sunday and at 2am. Again, this isn’t an issue with my place. It’s secluded, it has an acre of woods between me and my neighbor and it’s just not an issue.
  - c. They talk about parking and blocking roads, my driveway and parking could hold a fleet of semi’s.
4. They are being intellectually dishonest. One of the neighborhoods apparently has 100 homes that consist of 20 full time residential homes, 20 STR’s and another 60 homes that are left vacant and serve as second homes. Most of their testimony, letters and complaints circled around their “community” and how STR users negatively affect their way of life. Their premise that STR users are worse than permanent occupants isn’t true. Yes, you can have bad STR users, but you can also have bad neighbors and guess what NEIGHBORS ARE PERMANENT! Do you think that those 20 residents would rather see those 20 STR’s and 60 vacant homes become permanently occupied by families? There’s no way. Every complaint they had about STR users would be amplified by the hundreds. The only conclusion is they are fighting to keep their community as exclusive and out of reach of others as possible otherwise they’d be focused on mandating that all homes in their community must be occupied by permanent residents but there isn’t any effort for that.

I ask that you all look at every proposed change and ask yourself if it makes sense for the entire area, including mine, and if it doesn’t you reject it. I feel that you have the uneasy burden of representing me as you do others and I appreciate your time and efforts. Because I own a home in a rural area doesn’t make my concerns any less important, especially given the fact that those two communities have an opportunity to address their concerns multiple ways without county cost, resources and enforcement. Should we put all these policies in place because of a few complaints? The more boxes you make an STR owner check the more bully sticks you give to the guardians of their “exclusive” community. Complaints will go up, costs of enforcement will go up, neighbors will be further divided and STR users will feel the ire of the NIMBY mentality.

Thank you,  
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